

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
180 ft. SE of intersection * ZONING COMMISSIONER
Joppa Rd and Jones Falls Exp. *
2333 W. Joppa Road *
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District * Case Nos. 93-64-A
Donald E. Grempler, et ux *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance to permit three signs at the subject property located at 2333 W. Joppa Road. The Petition is filed by Donald E. Grempler and Mary Bell Grempler, property owners. Within their Petition, the property owners seek relief from the strict application of Section 413.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a double faced sign of 6 sq. ft. (3 sq. ft. on each face), in lieu of the required 1 sq. ft.; Section 203.3.C.1 to permit an illuminated wall sign of 25 sq. ft. in lieu of the required 8 sq. ft.; and from Section 203.3.C.1 to permit an illuminated free standing sign of 32 sq. ft. per face, in lieu of the required 15 sq. ft. The relief requested is more particularly shown on Petitioners' Exhibit No. 1, the site plan to accompany the Petition.

The property owner, Donald E. Grempler, appeared at the public hearing and was represented by G. Scott Barhight, Esquire. Mr. Grempler is the owner of the real estate brokerage company which bears his name and is a well known business throughout Baltimore County. An existing building, housing the Grempler Real Estate Company's office, is located on the subject lot. Also appearing was James S. Kline of G.W. Stephens and Associates, who prepared the site plan. Also appearing in support of the Petition was Charles Pearson, the sign contractor who will construct the pro-

posed signs. Appearing as interested persons were Charles Schmenner and Douglas McComas, Officers in the Falls Road Community Association. Also appearing was Nancy Matthews, the Executive Director of Ruxton-Riderwood-RolandPark Community Association.

Preliminarily, the parties submitted a copy of a letter dated July 7, 1992 which evidences their mutual agreement as to a resolution of this matter. This agreement was collectively entered into between the Valleys Planning Council, Ruxton-Riderwood-Roland Park Community Association, Falls Roads Community Association, Heatherfield Community Association and Mr. Grempler. Counsel for the Petitioner indicated that, at the time of the entry of this agreement, Mr. Grempler had filed the subject Petition and also petitioned the County Council for a rezoning of the property to B.L. In exchange for the community associations support for the Petition sign variance, the rezoning request will be withdrawn. The aforementioned letter sets forth all of the terms and conditions of the agreement.

In view of the agreement, Mr. Barhight presented his case by proffer. He indicated that the subject property is located near the intersection of Joppa Road/Falls Roads/Interstate 83 (Jones Falls Expressway). The site is a commercial corridor which features numerous business uses, including the Greenspring Station complex. The subject property supports and existing building and parking lot to serve same. The site is zoned R.O. and is .2295 acres in area. As noted, it is presently used as an office building with parking to support same by the Grempler Company.

Further, Mr. Barhight proffered that the variances were necessary due to certain site constraints. As noted, three (3) signs are proposed. The first is a free standing sign and will direct traffic into the site from Joppa Road. Because of the heavy landscaping of the property, Mr.

Barhight indicated that the building is hidden from traffic proceeding northwesterly on Joppa Road, until they pass the entrance to the site. Thus the proposed sign is necessary to direct clients and others into the property. It is to be noted that the sole access to the site is provided by way of a curb cut on Joppa Road.

Sign No. 2 will be an illuminated sign attached to the wall of the building. Generally, this sign will be visible and direct attention to the site for those individuals approaching the property from the north. It will be necessary to illuminate this sign due to the significant amount of evening business conducted on site.

Lastly, the third sign will be a free standing sign which will direct traffic approaching the site northbound from the Jones Falls Expressway. Mr. Barhight believes the sign is warranted due to the high speeds of traffic approaching from the south and the need to direct clients from that direction to the building and parking area. Further, it was proffered that the proposed signs cause no detrimental effect to the existing uses in the locale and are in harmony with the spirit and intent of the Baltimore County Zoning Regulations.

In addition to the proffer, the Petitioner submitted a number of exhibits. Most valuable in gaining an appreciation of the locale were a series of photographs. These demonstrate the clear need for the signs in view of the surrounding road system and location of the property. Further, it is to be noted that the site is heavily landscaped with existing trees and bushes. Although esthetically pleasing, this landscaping does, in fact, serve to hide the building and parking lot from traffic approaching the property from numerous directions.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requested, and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety and general welfare. Further, granting of the variance will be in strict harmony with the spirit and intent of the B.C.Z.R.

In view of my conclusions, a comment is appropriate in response to the report of the Zoning Plans Advisory Committee. Within that comment, the Office of Planning and Zoning recommended that the Petition should be denied. For the reasons that are set forth above, I disagree with that department's assertion that the building offers an excellent visual exposure to automobiles as they approach the property. In fact, the evidence and testimony presented in the hearing supports the Petitioner's proffer that the visibility of the building is diminished due to the landscaping on site and the particular location of the property and surrounding road-way system. Further, the comment was apparently offered by the Office of Planning and Zoning without knowledge that the request for rezoning to B.L. will be withdrawn. Secondly, a comment was received from Developers Engineering Division suggesting additional landscaping of the subject property. It is to be noted that the property is already heavily landscaped. Further, the perimeter of the site is comprised of a state highway easement which may not be infringed upon. For these reasons, I will not require additional landscaping. It should be noted, however, that the Petitioner, within his site plan, shows plantings around the base of the larger free-standing sign. In that the Petition shall be granted in accordance with the Petitioner's Exhibit No. 1, such plantings shall be required.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of Oct., 1992 that a variance from Section 413.1A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a

double faced sign of 6 sq. ft. (3 sq. ft. on each face), in lieu of the required 1 sq. ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 203.3.C.1 to permit an illuminated wall sign of 25 sq. ft. in lieu of the required 8 sq. ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 203.3.C.1 to permit an illuminated free standing sign of 32 sq. ft. per face, in lieu of the required 15 sq. ft., be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 14, 1992

G.Scott Barhight, Esquire
500 Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 93-64-A
Petition for Zoning Variance
Donald E. Grempler, et ux, Petitioners

Dear Mr. Barhight:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn

cc: Mr. Charles Schmenner, President, Falls Road Community Assoc.
cc: Ms. Nancy Matthews, Executive Director, Ruxton, Riderwood Comm. Assoc.

Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at 2333 West Joppa Road
which is presently zoned RO

The Petitioner shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part thereof, hereby petition for a Variance from Section 413.1.A to permit a double face sign of 6 square feet (3 square feet/face) in lieu of the required 1 square foot; From Section 203.3.C.1 to permit an illuminated wall sign of 25 square feet in lieu of the required 8 square feet; and from Section 203.3.C.1 to permit an illuminated free standing sign of 32 square feet per face in lieu of the required 15 square feet. The configuration of the property, neighboring streets and right-of-ways, surrounding use and the nature of the proposed use all create a practical difficulty.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Correct Purchase/Lease		Legal Owner	
(Type or Print Name)		Donald E. Grempler	
Signature		Signature	
Address		Address	
City		City	
State		State	
Zip		Zip	
Attorney for Petitioner		Attorney for Petitioner	
G.Scott Barhight		G.Scott Barhight	
(Type or Print Name)		(Type or Print Name)	
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FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
108 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

93-64-A

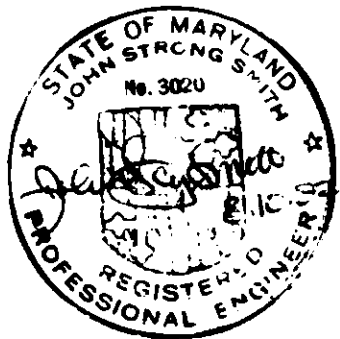
Deed to Accompany a Zoning
Petition for Sign Variances.

August 5, 1992
RE: Grempier Site
2333 West Joppa Road

Beginning at a point located southeasterly 180 feet more or
less from the intersection of the center of the Joppa Road connec-
tion and the center of the Jones Falls Expressway thence in a
clockwise direction:
1 - North 40° 26' 06" East 106.33 feet±
2 - Radius = 292 feet± curving right; length = 77.71 feet±;
chord = South 62° 51' 56" East 77.48 feet±
3 - South 55° 14' 30" East 39.73 feet±
4 - South 70° 07' 32" West 169.56 feet± and
5 - Radius = 2,789.79 feet± curving right; length = 43.02
feet±; chord = North 22° 39' 38" West 43.02 feet± to the place of
beginning.

Containing 0.2295 Acres±.

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED IN
CONVEYANCES OR AGREEMENTS)



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9c4 Date of Posting: 9/18/92

Posted for: Grempier

Petitioner: Donald E. Grempier

Location of property: 2333 W. Joppa Rd. 1/2 E. of Joppa Rd. 1/2 W. of Jones Falls Exp.

Location of Sign: Along Joppa Rd. on property of petitioner

Remarks:

Posted by: William Grempier Date of return: 9/25/92

Number of Signs: 1

CERTIFICATE OF PUBLICATION
TOWSON, MD., 9/16, 1992

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 9/16, 1992

THE JEFFERSONIAN,
S. Zabo Orlean
Publisher

**Baltimore County
Zoning Commissioner**
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

93-64-A

receipt

Date: 8/28/92 Account: R-001-6150
Number: H9300069

PAID PER HAND WRITTEN RECEIPT DATED 8/19/92

PUBLIC HEARING FEES	QTY	PRICE
020 - ZONING VARIANCE (OTHER)	1 X	\$250.00
TOTAL:		\$250.00

LAST NAME OF OWNER: GREMPER

Cashier Validation

Please Make Checks Payable To: Baltimore County

**Baltimore County
Zoning Commissioner**
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

93-64-A

receipt

Date: 8/28/92 Account: R-001-6150
Number: H9300069

PAID PER HAND WRITTEN RECEIPT DATED 8/19/92

Cashier Validation

Please Make Checks Payable To: Baltimore County

**Baltimore County
Zoning Commissioner**
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

93-64-A

receipt

Date: 8/19/92 Account: R-001-6150
Number: H9300069

PETITION FOR COMMERCIAL VARIANCE (#020) ----- \$250.00

Legal Owner: Donald E. & Mary Bell Grempier
2333 West Joppa Road
District: 9c4

PETITION FILED WITH
NO REVIEW!!

Petition Filed by: G. Scott Barhight, Esquire

Cashier Validation

Please Make Checks Payable To: Baltimore County \$250.00
SA 0002143P008-24-92

**Baltimore County
Zoning Administration &
Development Management**
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

93-64-A

receipt

Date: 8/19/92 Account: R-001-6150
Number: H9300069

PETITION FOR COMMERCIAL VARIANCE (#020) ----- \$250.00

Legal Owner: Donald E. & Mary Bell Grempier
2333 West Joppa Road
District: 9c4

PETITION FILED WITH
NO REVIEW!!

Petition Filed by: G. Scott Barhight, Esquire

Cashier Validation

Please Make Checks Payable To: Baltimore County \$250.00
SA 0002143P008-24-92

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

DATE: 9/14/92

Donald and Mary Grempier
400 E. Joppa Road
Towson, Maryland 21204

RE:
CASE NUMBER: 93-64-A
180' SE of intersection Joppa Road and Jones Falls Expressway
2333 West Joppa Road
9th Election District - 4th Councilmanic
Petitioner(s): Donald E. Grempier and Mary Bell Grempier
HEARING: FRIDAY, OCTOBER 9, 1992 at 10:00 a.m. in Room 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 64.33 is due for advertising and posting of the above captioned
property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER
SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W.
Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same
payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or
your Order, immediate attention to this matter is suggested.

Carl John
ARNOLD JABLON
DIRECTOR

cc: G. Scott Barhight, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

AUGUST 28, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore
County will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-64-A
180' SE of intersection Joppa Road and Jones Falls Expressway
2333 West Joppa Road
9th Election District - 4th Councilmanic
Petitioner(s): Donald E. Grempier and Mary Bell Grempier
HEARING: FRIDAY, OCTOBER 9, 1992 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to permit a double-face sign of 6 square feet (3 square feet/face) in lieu of the required 1
square foot; to permit an illuminated wall sign of 25 square feet in lieu of the required 8 square feet;
and to permit an illuminated free-standing sign of 32 square feet per face in lieu of the required 15
square feet.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Donald and Mary Bell Grempier
G. Scott Barhight, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

September 29, 1992

G. Scott Barhight, Esquire
500 Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No. 69, Case No. 93-64-A
Petitioner: Donald E. Grempier, et ux
Petition for Variance

Dear Mr. Barhight:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans
submitted with the above referenced petition. The attached comments
from each reviewing agency are not intended to indicate the
appropriateness of the zoning action requested, but to assure that all
parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are
made aware of plans or problems with regard to the proposed
improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC
that offer or request information on your petition. If additional
comments are received from other members of ZAC, I will forward them
to you. Otherwise, any comment that is not informative will be placed
in the hearing file. This petition was accepted for filing on the
date of the enclosed filing certificate and a hearing scheduled
accordingly.

The following comments are related only to the filing of future
zoning petitions and are aimed at expediting the petition filing
process with this office.

1) The Director of Zoning Administration and Development
Management has instituted a system whereby seasoned zoning
attorneys who feel that they are capable of filing petitions that
comply with all aspects of the zoning regulations and petitions
filing requirements can file their petitions with this office
without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

September 29, 1992

G. Scott Barhight, Esquire
500 Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204

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AGF
AZRAEL, GANN AND FRANZ

ATTORNEYS AT LAW

EDWARD AZRAEL
JONATHAN A. AZRAEL
KATHY S. FRANZ
PAUL J. SCHWAB III
MADE S. COHEN
JUDITH H. GUNWITZ
SUSAN H. TRUMP
MYLES L. LICHTENBERG
TODD A. HART
DENISE A. DAVIS

H. DAVID GANN (1928-1981)
OF COUNSEL
MERIAM L. AZRAEL

July 7, 1992

Ms. Margaret Morrall, Executive Director
Valley Planning Council
P.O. Box 5402
Towson, Maryland 21285-5402

Mrs. Nancy Matthews
Ruxton-Riderwood-Roland Park Improvement Assoc.
P.O. Box 204
Riderwood, Maryland 21139

Mr. Charles Schmenner, President
Falls Road Community Association
P.O. Box 4555
Brooklandville, Maryland 21234

Mr. Jim Fabian, President
Heatherfield Improvement Association
8215 White Manor Drive
Lutherville, Maryland 21093

Re: SE Corner Joppa and Falls Road

Dear Ladies and Gentlemen:

This letter will confirm the understandings reached at our meeting on June 30, 1992:

1. The Gremplers will seek a variance to permit three (3) illuminated signs for their building at SE corner of Joppa and Falls Road.

2. The size of the signs will be as shown on the revised drawings, prepared by Chuck Brauning of Pearson Signs, Inc. Copies of the revised drawings are enclosed.

3. The Community Associations will support the sign variance request. If it is necessary for the Gremplers to pursue a zoning variance and/or special exception for a real estate school at the property, the Community Associations will support such a request.

101 E. CHESAPEAKE AVENUE • FIFTH FLOOR • TOWSON, MARYLAND 21204 • (410) 821-6800
FAX (410) 821-1265

July 7, 1992
Page two

4. The Gremplers will withdraw their request for B.L. Zoning for the site.

The sign variance procedure will be handled by G. Scott Barhight, Esquire on behalf of the Gremplers. Mr. Barhight is with the Towson office of Whiteford, Taylor & Preston.

Thank you very much for attending the meeting. I am glad a mutually satisfactory agreement was reached by all concerned.

Very truly yours,

AZRAEL, GANN AND FRANK

Jonathan A. Azrael

JAA/sms
Enclosures

cc: G. Scott Barhight, Esquire
Mr. Donald E. Grempler

RECEIVED

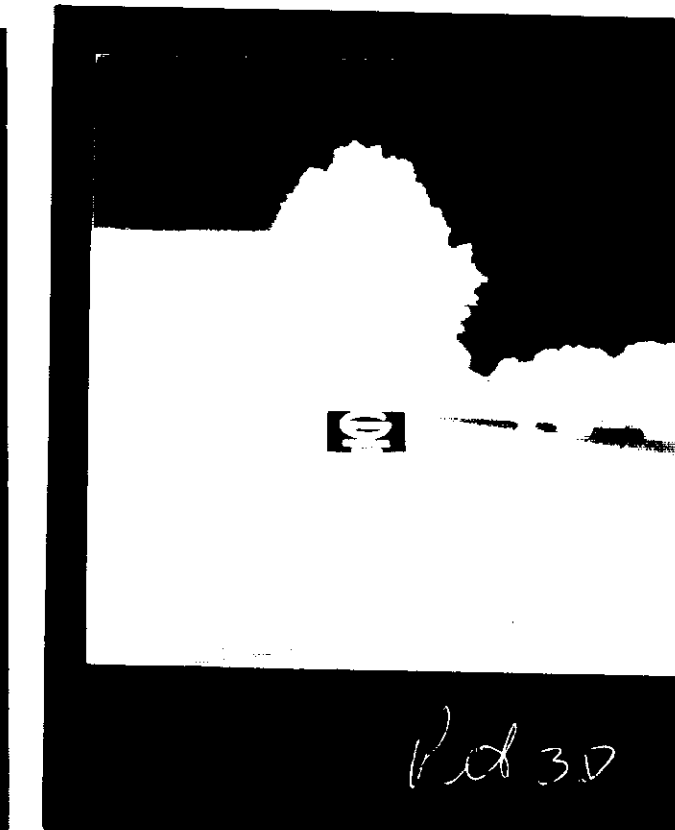
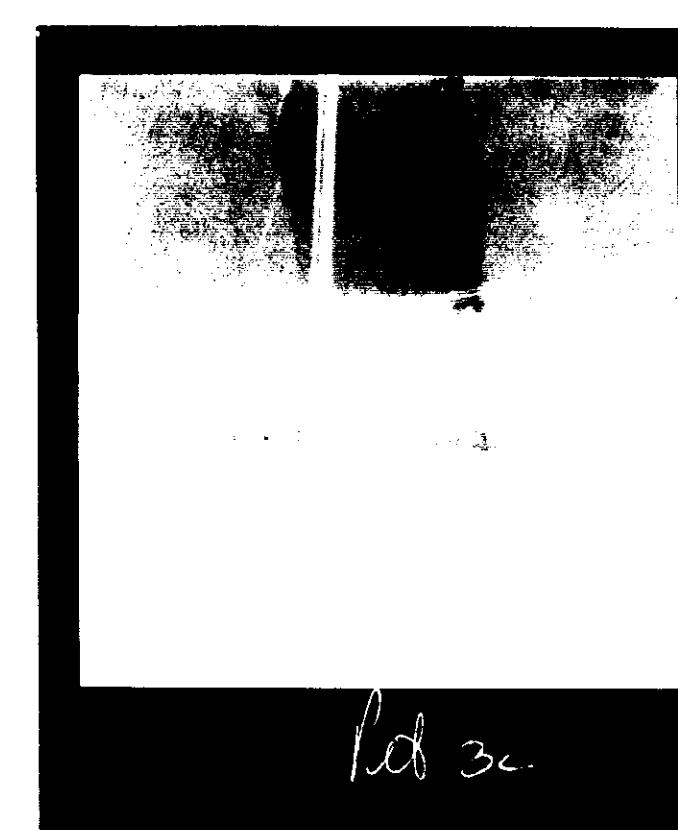
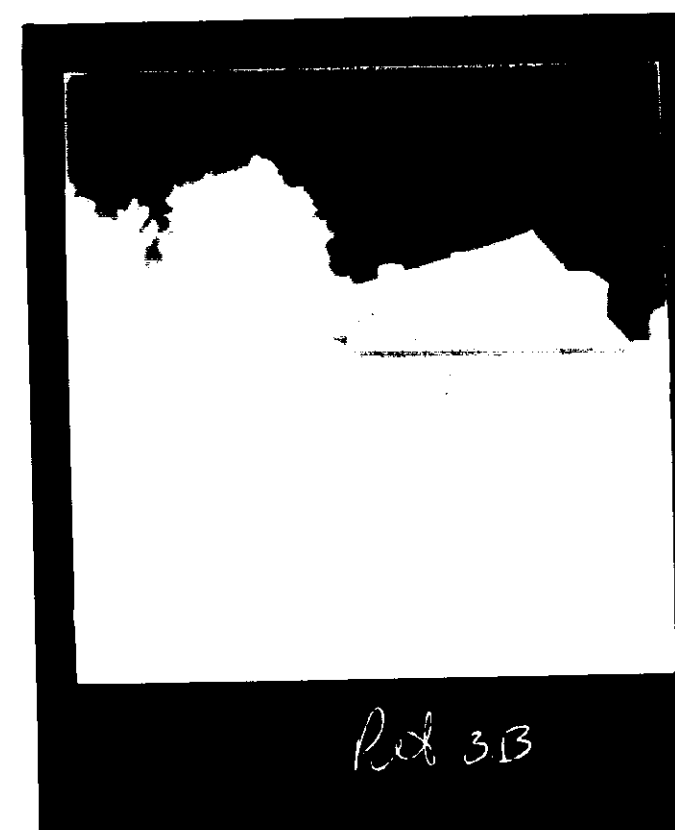
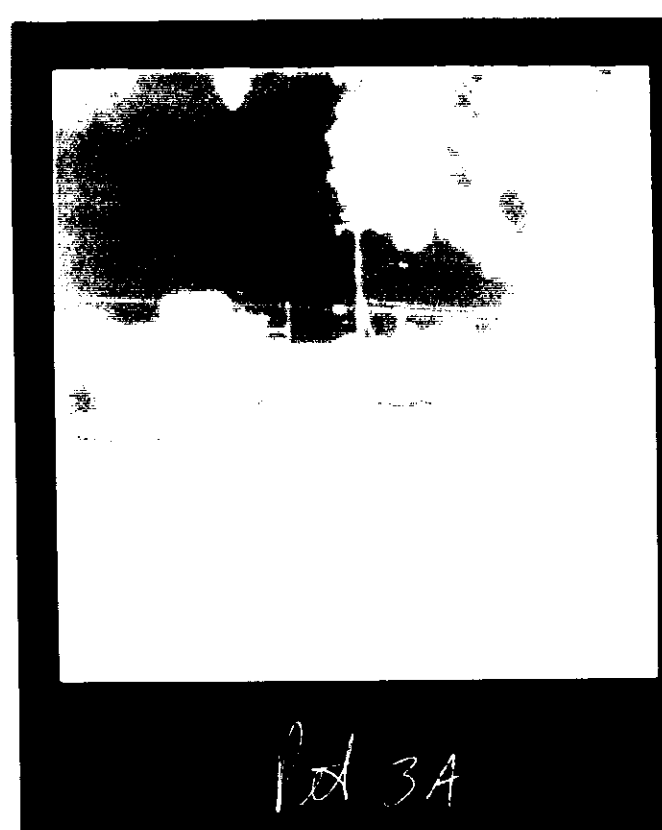
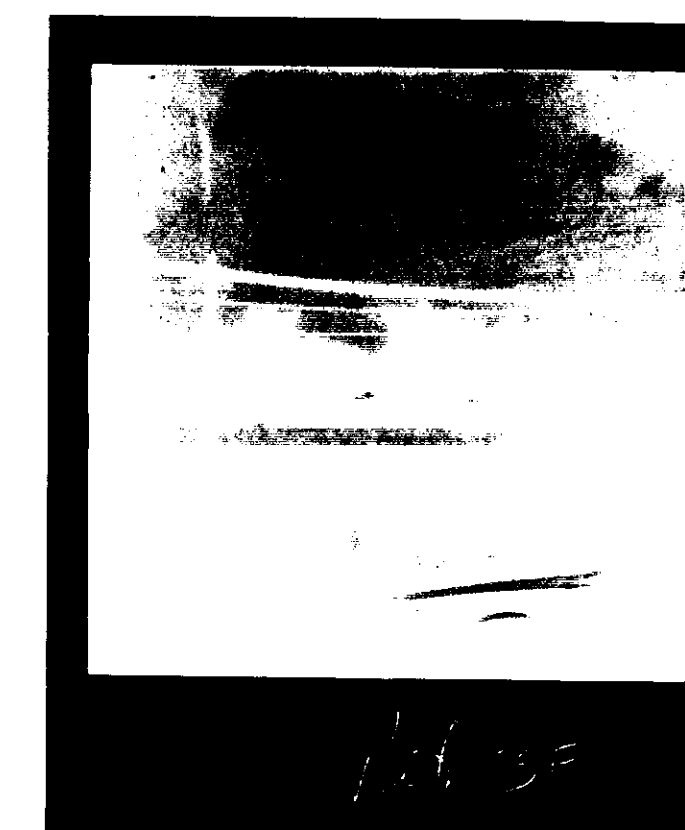
JUL 8 1992

WHITEFORD, TAYLOR & PRESTON



LOCATION: FALLS ROAD
SIZE: 4'-0" x 8'-0" DOUBLE FACED
INTERIOR ILLUMINATED

3/4" Scale



LOCATION: JOPPA ROAD ENTRANCE
SIZE: 1'-0" x 3'-0" DOUBLE FACED
INTERIOR ILLUMINATED

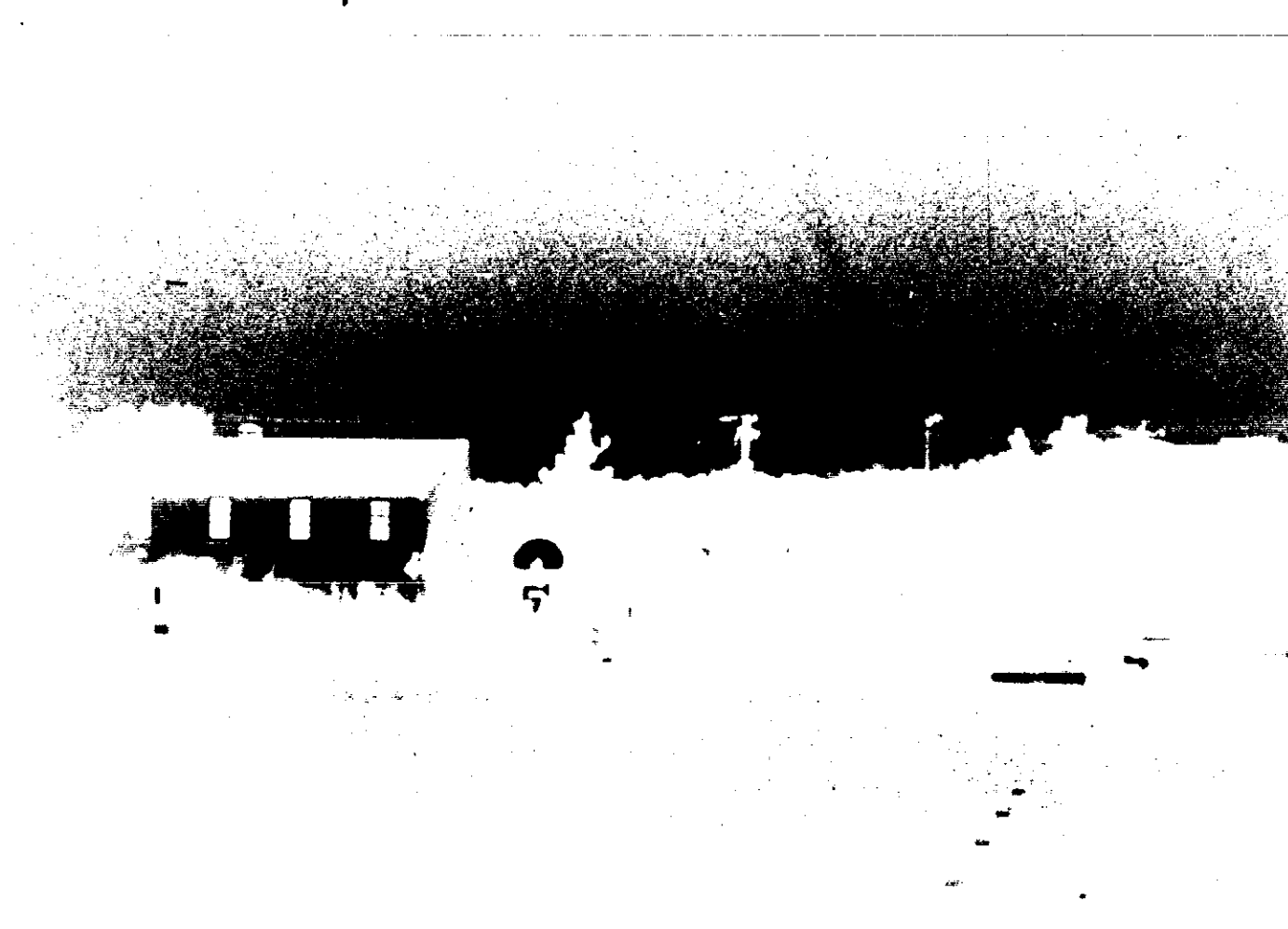


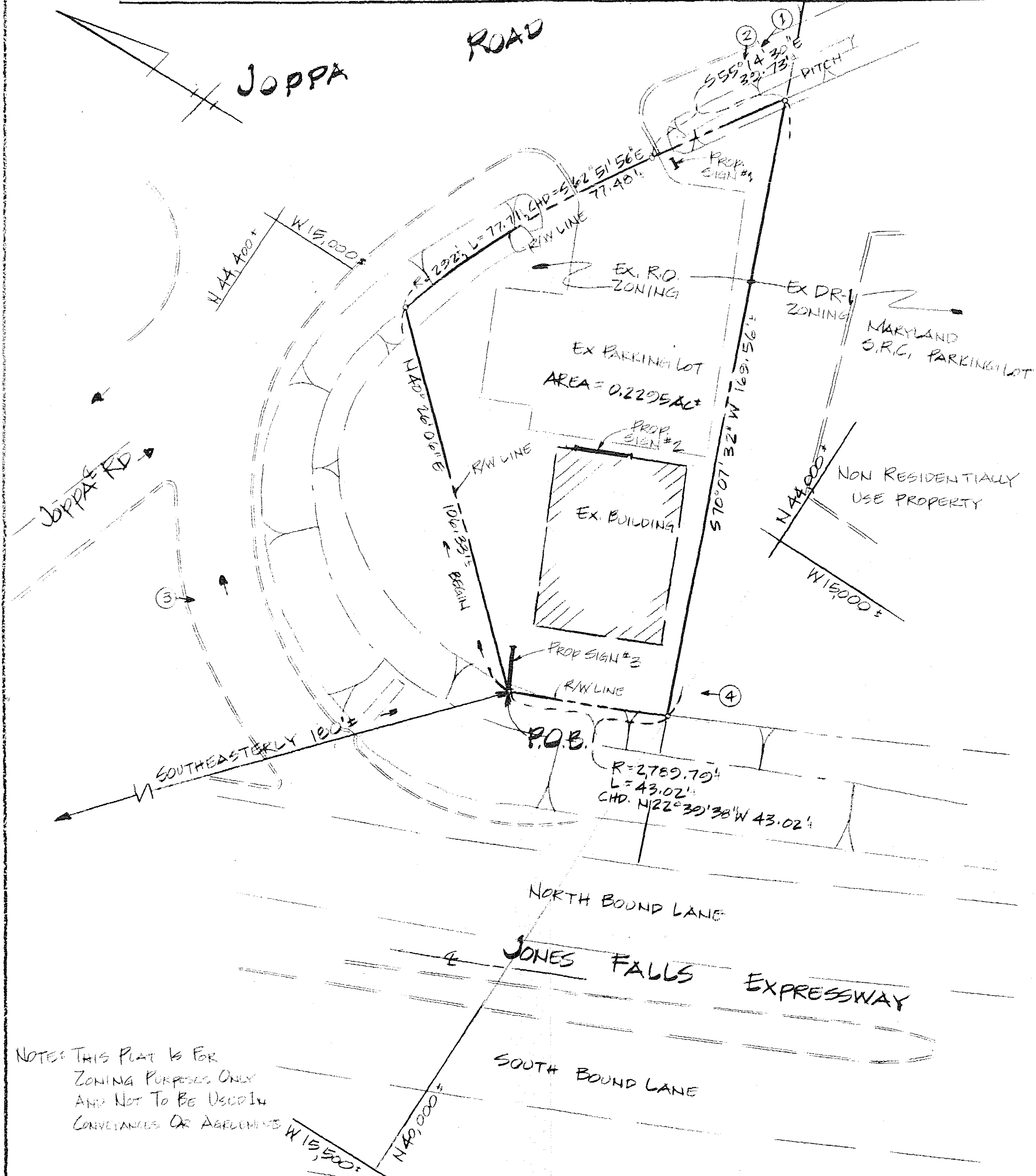
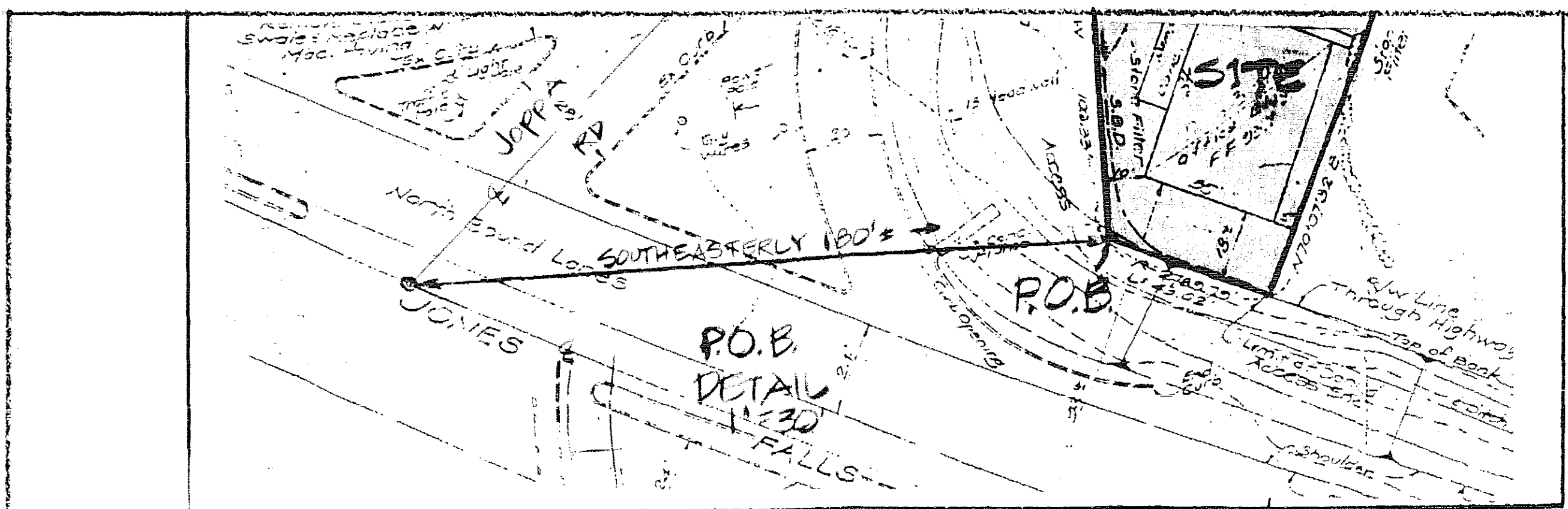
1" SCALE

GREMPLE Realtors 823-8111

SINGLE FACED WALL SIGN AFFIXED TO END OF BUILDING
FACING JOPPA ROAD
SIZE: 1'-0" x 15'-0"
INTERIOR ILLUMINATED

3/4 Scale

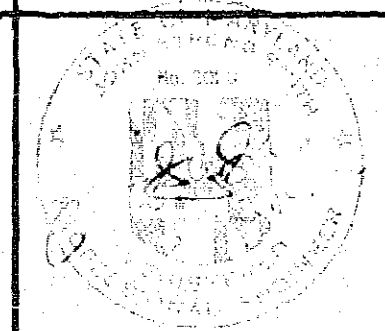




NOTES: THIS PLAN IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED IN CONVEYANCES OR AGREEMENTS

PROJECT PLANNER: JAMES S. KLINE

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
655 KENILWORTH DRIVE, SUITE 100
BOWEN, MARYLAND 21204
(301) 825-8120



PLAN
1" = 20'

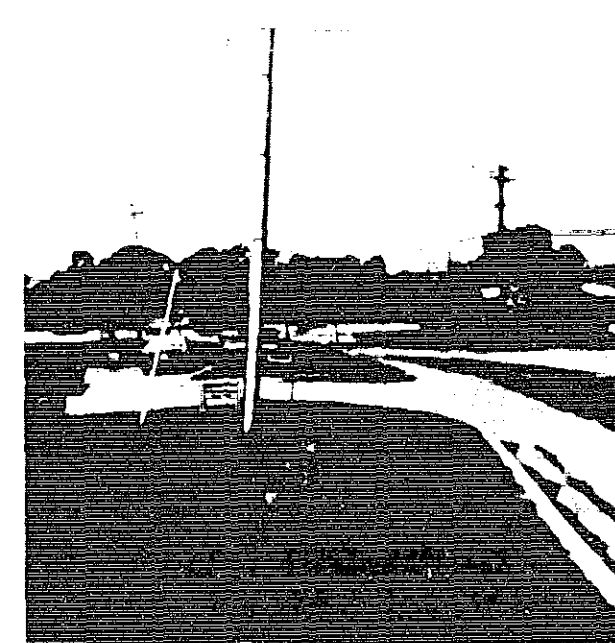


PHOTO ①
Nº TYPICAL

LOCATION: JOPPA ROAD ENTRANCE
SIZE: 1'-0" x 5'-0" DOUBLE FACED
INTERIOR ILLUMINATED



PROP. SIGN #1



②

PROP. SIGN #2

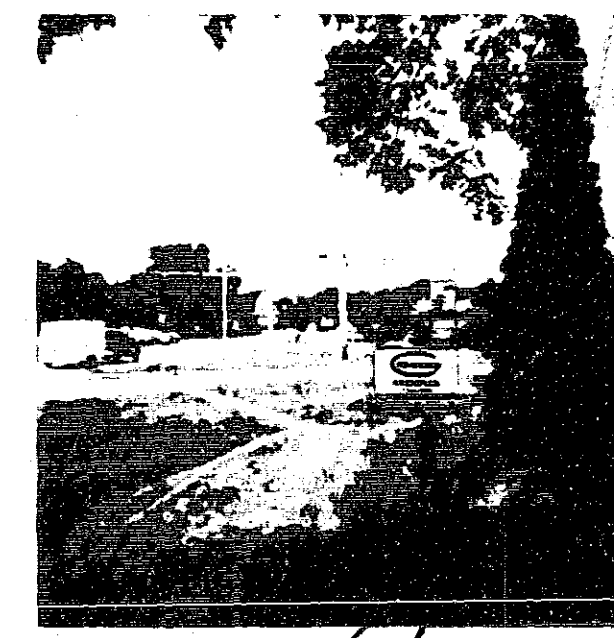
GREMPER Realtors 823-8111

SINGLE FACED WALL SIGN AFFIXED TO END OF BUILDING
FACING JOPPA ROAD
SIZE 1'-0" x 15'-0"
INTERIOR ILLUMINATED



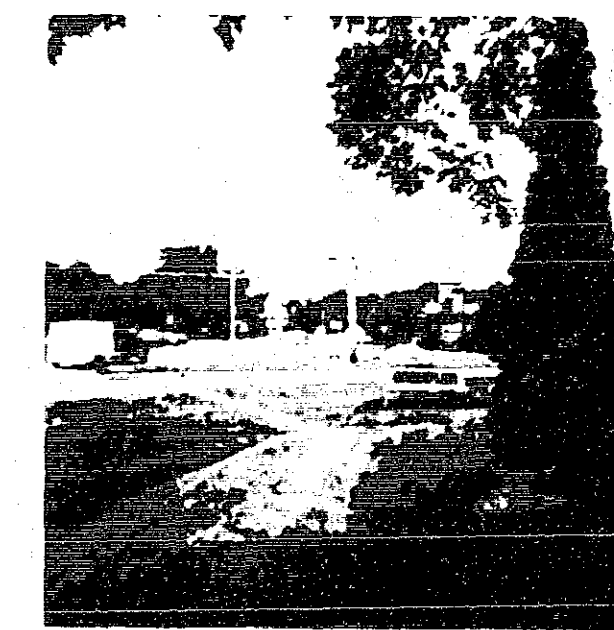
③

PROP. SIGN



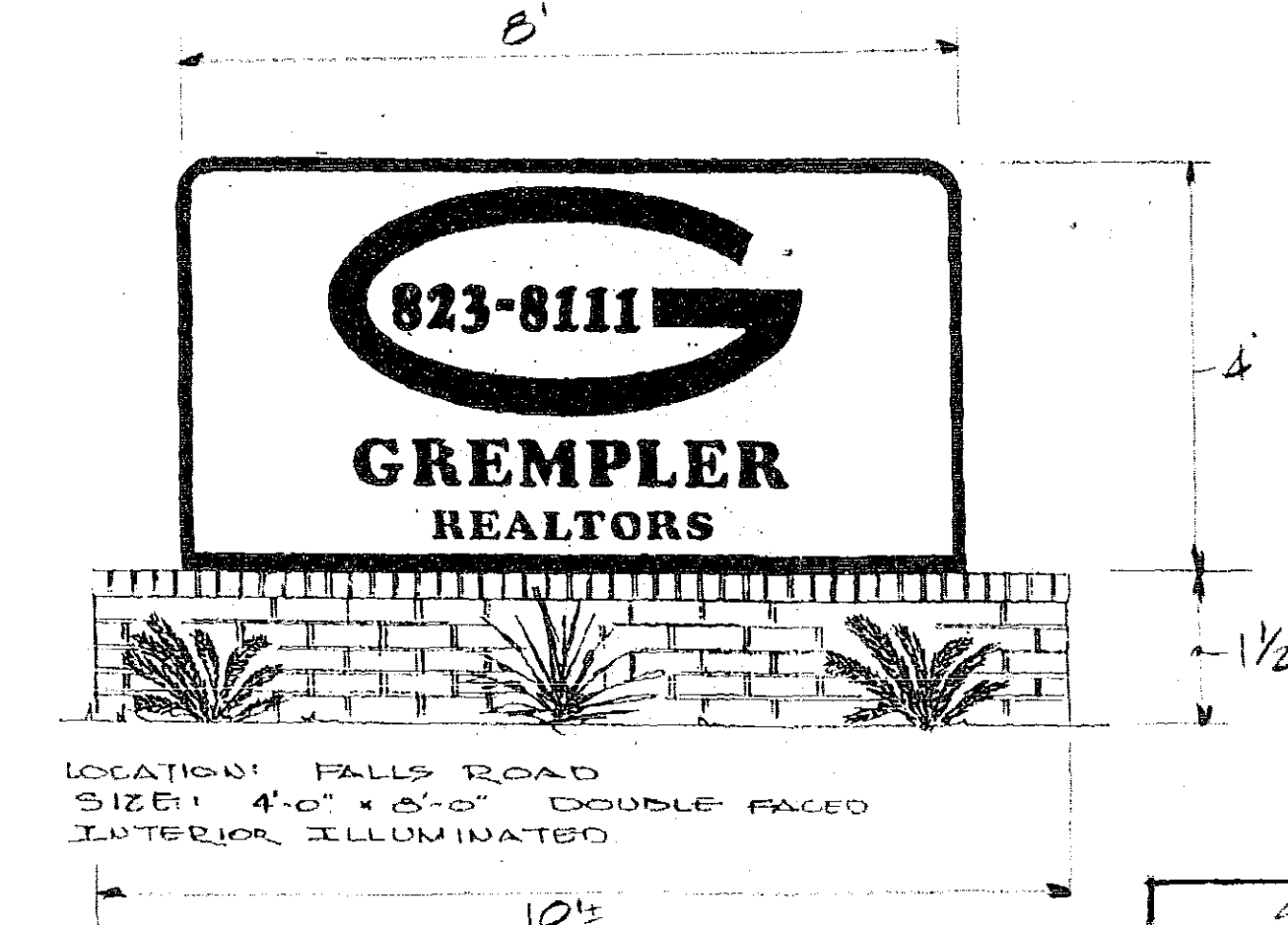
④

PROP. SIGN #3



④

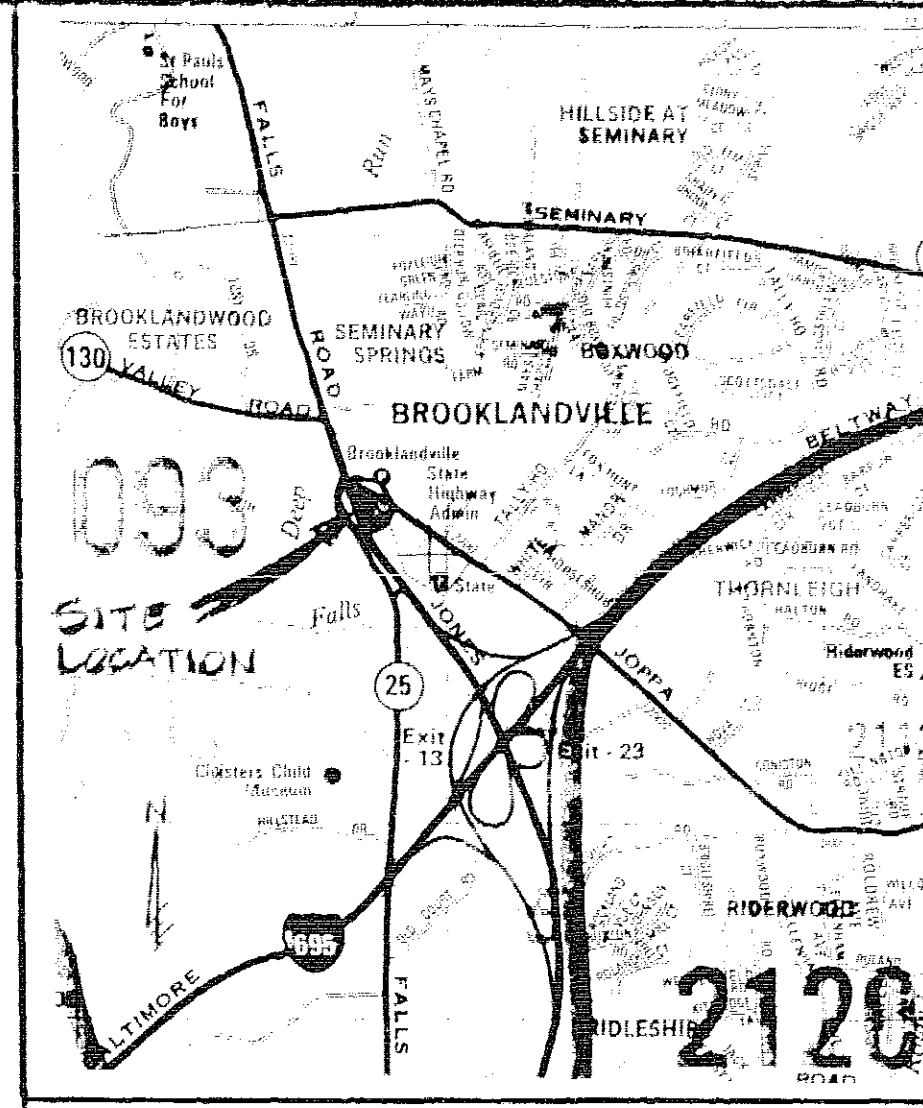
EX. SIGN



LOCATION: FALLS ROAD
SIZE: 4'-0" x 8'-0" DOUBLE FACED
INTERIOR ILLUMINATED

VARIANCES REQUESTED

- SIGN #1**
FROM SECT. 413.1a TO PERMIT A DOUBLE FACED SIGN OF 68 SF (33 SF/FACE IN LIEU OF 1 SF.
- SIGN #2**
FROM SECT. 203.3 C.1 TO PERMIT AN ILLUMINATED WALL SIGN OF 25 SF IN LIEU OF 5 SF.
- SIGN #3**
FROM SECT. 203.3 C.1 TO PERMIT AN ILLUMINATED FREE STANDING SIGN OF 32 SF PER FACE IN LIEU OF 15 SF.



VICINITY MAP
1" = 2,000'

GENERAL NOTES

- OWNERS: DONALD E. & MARY BELL GREMPER
400 E. JOPPA RD.
TOWSON, MD. 21204
PHONE: 823-8111
- DEED REF: 3101/459
- PROP. NO: 09-12-521051
- AREA: 0.2225 AC.
- EX. ZONING: R.O.
- EX. USE: OFFICE BLDG. W/ PARKING

ZONING REGULATIONS

SECT. 203.3 C.1
1. In addition to signs permitted under Subsection 413.1, 1 stationary outside identification sign is permitted, provided that the sign is not illuminated, does not project more than 6 inches from the building, and does not have a surface area exceeding 5 square feet. No other signs or displays of any kind visible from outside the building are permitted, except that along a principal arterial an additional free-standing sign with a surface area of no more than 15 square feet per side is also allowed if there is adjacent non-residentially used or non-residentially zoned frontage. [Bills No. 13, 1980; No. 151, 1985.]

SECT. 413.1
413.1--The following signs are permitted in any zone, as limited in Section 413.5 (see also Section 14-26 of the Baltimore County Code, 1968, and Section 600 of these Regulations): if illuminated they shall be of an enclosed lamp design, non-flashing, containing no colored illumination, and may also be of the reflector type. [B.C.Z.R., 1955 and Bill No. 172, 1977.]

a. A sign indicating the name or number of the owner and/or premises or the accessory use of a dwelling for a home occupation or for professional purposes, provided that such sign shall not exceed one square foot in area; [B.C.Z.R., 1955.]

PLAT TO ACCOMPANY A
ZONING PETITION
FOR SIGN VARIANCES
2333 W. JOPPA RD.

BALTO. CO. MD. ELECT. DIST. 3 CONGRESSIONAL DIST. #4
SCALE: AS SHOWN PAGE: 5/10/52
P.N. 7059